



FORM 125 - APPEAL

GIS INFORMATION

Square	Lot(s)	Zone	ANC
1097	0118	RF-1	7D09

Address of Property: 113 18th Street, SE

ZONING INFORMATION

Relief from section(s):**Administrative -Officer/Officer:** Office of Zoning Administration**Date of Decision:** February 2, 2023**Building Permit No. / Certificate of Occupancy No. (if applicable):** Building Permit No. B1914344, Raze Permit No. R2000030

Brief description of proposed project: The Appeal is of a decision by the Office of Zoning Administration, communicated in a formal email on February 2, 2023, from Mr. Tarek Bolden, Program Analyst, Zoning Compliance Division, OZA. The Determination was made in regard to work authorized pursuant to: (i) Building Permit No. B1914344, issued on April 21, 2021, for "Construction of new 3-story over cellar 2-Family Flat with roof deck"; and (ii) Raze Permit No. R2000030, issued on February 10, 2021, for "Complete raze of existing two story over cellar single-family rowhouse and 1 story garage." Appellant asserts that OZA erred in determining that a raze did not occur, and consequently that Owner was subject to Section E-206.1, which only applies to repairs, and replacements, or addition, but not to completely new buildings. OZA approved issuance of the Building Permit as compliant with the Zoning Regulations. The Building Permit application proposed the raze of the rear and front facades, in which case E-206.1 would not apply.

Present use of Property: The Property is currently a single-family dwelling.**Proposed use of Property:** The proposed use is a two-family flat.

Certificate of Service

I hereby certify that on 03/28/2023 I will serve a copy of the forgoing motion or request to each Applicant, Petitioner, Appellant, Party, Intervenor, and the Office of Planning on this case via

CONTACT INFORMATION

Owner Information

Name: 1501 ERIE ST SE CONSTRUCTION LLC**E-mail:** msullivan@sullivanbarros.com**Address:** 4300 FORBES BLVD STE 130 LANHAM SEABROOK MD 20706-4375**Phone No.s:** (202)503-1704**Phone No. Alternate:**

Authorized Agent Information

Name: 1501 ERIE ST SE CONSTRUCTION LLC**E-mail:** msullivan@sullivanbarros.com**Address:** 4300 FORBES BLVD STE 130 LANHAM SEABROOK MD 20706-4375**Phone No.s:** (202)503-1704**Phone No. Alternate:**

Name of Lessee

Name:**E-mail:** msullivan@sullivanbarros.com**Address:** 1155 15th Street, NW Suite 1003 Washington, DC, 20005**Phone No.s:** 2025031704**Fax No.:****Fax No.:**

Appellant to be Notified of Hearing and Decision

Name: Martin Sullivan**E-mail:** msullivan@sullivanbarros.com**Address:** 1155 15th Street, NW Suite 1003 Washington, DC, 20005**Phone No.s:** 2025031704**Fax No.:**

Board of Zoning Adjustment
District of Columbia
CASE NO.20921
EXHIBIT NO.1

FEE CALCULATOR

Fee Type	Fee	Unit	Total
All other organizations, groups or persons	\$1040	1	\$1040
Grand Total			1040

SIGNATURE	Date
Martin Sullivan	3/28/2023

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov